



Redevelopment & Economic
Opportunity Department
Economic Development Division
1112 Manatee Avenue West Ste 300
Bradenton, FL 34205
Phone: (941) 749-3029

Narrative Information Sheet

R04-19-A-020

1. Applicant Identification: Manatee County, 1112 Manatee Ave West, Suite 300, Bradenton, FL 34205
2. Funding Requested
 - a. Assessment Grant Type: Coalition
 - b. Federal Funds Requested
 - i. \$600,000
 - ii. Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit: Not Applicable (N/A)
 - c. Contamination: Hazardous Substances and Petroleum (\$300,000 hazardous substances and \$300,000 petroleum).
3. Location: City of Bradenton, Manatee County, Florida; City of Palmetto, Manatee County, Florida; and Unincorporated Manatee County, Florida
4. Property Information for Site-Specific Proposals: Not Applicable
5. Contacts
 - a. Project Director: Geraldine Campos Lopez, Director; 941-748-4501 xt 3937, geri.lopez@mymanatee.org, Manatee County Government, Redevelopment and Economic Opportunity Department, 1112 Manatee Ave West, Suite 300, Bradenton, FL 34205
 - b. Chief Executive/Highest Ranking Elected Official: The Honorable Stephen R. Jonsson, Chairman, Manatee County Board of County Commissioners; P.O. Box 1000, Bradenton, FL 34206; 941-745-3705; steve.jonsson@mymanatee.org.
6. Population
 - City of Palmetto: 13,363
 - City of Bradenton: 53,654
 - Manatee County: 363,542

7. Other Factors Checklist Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. State Environmental Agency acknowledgement letter: See following page



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

December 12, 2018

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
alfano.barbara@epa.gov

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Florida Assessment Coalition of Manatee County, City of Bradenton and City of Palmetto in its Brownfields grant application for a Community-wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-18-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the County's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Coalition consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The County is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Carrie L. Kruchell".

Carrie L. Kruchell, P.G., Environmental Manager
Brownfields and CERCLA Administration

CLK/jc

cc:

Carolyn Weaver, Cardno, carolyn.weaver@cardno.com

Geri Campos Lopez, Manatee County – geri.lopez@mymanatee.org

Yanisa Angulo, P.E., FDEP Southwest District – yanisa@angulo@dep.state.fl.us

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

Manatee County (population 363,542) is 893 mi² in size and is located on the west coast of Florida, south of Tampa Bay. It is bordered on the west by Tampa Bay and Sarasota Bay and on the east by the predominantly agricultural/ranching counties of Desoto and Hardee. Hillsborough County to the north and Sarasota County to the south are more populous and urbanized counties. Groundwater in Manatee provides most of the area's drinking-water and is, therefore, a protected and valuable resource. Protecting Manatee's coastal waters and tributaries is also of critical importance. Tampa Bay and Sarasota Bay are two of Florida's critical estuaries. Tampa Bay is Florida's largest open-water estuary and supports one of the world's most productive natural systems. Sarasota Bay was designated as an "estuary of national significance" by Congress as part of the Water Quality Act in 1987. Many creeks in Manatee County ultimately flow in to either Tampa Bay or Sarasota Bay. Manatee County is applying for an **EPA Brownfield Coalition Assessment Grant** in the amount of \$600,000 on behalf of Manatee County and the cities of Bradenton and Palmetto, hereby known as the Coalition. Three sites in this grant are located in the City of Palmetto, and the other 5 are located in the City of Bradenton and/or in the unincorporated area of Manatee County. All sites are located proximal to the Tamiami Trail Scenic Highway (US 41), which was completed in 1919. Construction of interstate highways (I-75) and the rapid development that took place in other parts of the state have led to "the Trail" being littered with abandoned gas stations, dry cleaners, auto repair facilities and other similarly contaminated businesses. According to a recent regulatory data inventory, the Manatee County Brownfields Area has had 176 documented spills and contains 466 underground storage tank sites, with 310 of those sites listed as having soil and/or groundwater impacts above regulatory cleanup criteria. Redevelopment of this section would bring important improvements to an area of vast potential due to its scenic beauty and natural resources, as well as its significance to the urban core of Manatee County.

1.a.ii. Description of the Priority Brownfield Site(s)

The coalition assessment grant highlights 8 priority sites as summarized below:

Address	Size	Historic Use	Potential Environmental Issues	Proposed Redevelopment
801 Riverside Dr, Palmetto	1 ac	Park and parking near boat ramp / marina	Arsenic, nitrogen, phosphates, used oil	Waterfront improvements, watershed protection, restaurant
320 10 th Ave W, Palmetto	2 ac	Parking lot	Petroleum hydrocarbons, arsenic	Corporate offices, watershed protection
904 4 th St W, Palmetto	2 ac	Automotive repair and gas station	Petroleum hydrocarbons, volatile organic compounds	Mixed-use (retail / residential), watershed protection
14th St W Corridor: 1300-2600 14 th St W, Bradenton	1.25 mi	Creek / mixed-use (commercial, residential) incl gas stations, auto repairs and sales	Petroleum hydrocarbons; chlorinated solvents; oil, grease, phosphates and nitrogen in run-off	Mixed-use (retail, office, residential), watershed protection, pedestrian and cyclist pathway
14th St W Corridor: 1404 and 1405 14 th St W, Bradenton	3.46 ac	Mixed-use (commercial, residential) incl strip-malls, automotive retail, police substation	Petroleum hydrocarbons, volatile organic compounds	Mixed-use (retail, office, residential), watershed protection, pedestrian and cyclist pathway

15th St E Corridor: 15 th St E @ 44 th Ave E to Sarasota Bay	5 mi	Creek / mixed-use (commercial, residential) incl gas stations, auto repairs and sales	Petroleum hydrocarbons; chlorinated solvents; oil, grease, phosphates and nitrogen in run-off	Mixed-use (retail, office, residential), watershed protection, pedestrian and cyclist pathway
15th St E Corridor: 15 th St E to 59 th Ave E, Bradenton	5 ac	Mix-used (commercial, residential) including - gas stations, auto repairs and sales	Petroleum hydrocarbons, chlorinated solvents, arsenic	Mixed-use (retail, office, residential), watershed protection, pedestrian and cyclist pathway
15th St E Corridor: 6315 & 6429 15th St E, Bradenton	5.5 ac	Commercial – auto sales, auto parts, strip mall, vacant lot	Petroleum hydrocarbons, chlorinated solvents	Mixed-use (retail, office, residential), watershed protection, pedestrian and cyclist pathway

All locations in the table above are located within either the Manatee River or Bowlees Creek watershed, and if not properly managed, run-off from these properties can negatively impact the water quality of Tampa and Sarasota Bays. The Palmetto sites are all located within 0.3 mi of each other and within 0.3mi of the riverfront, which will likely encourage private investment. The Riverside Dr site is located adjacent to the Manatee River and has approximately 700 ft of waterfront. Riverside Dr and 320 10th Ave W are both located within flood zones (AE). The 14th St W Corridor sites are all located within an Opportunity Zone, which is an economically-distressed area where new investments may be eligible for preferential tax treatment (www.irs.gov). The 15th St E Corridor sites are viewed as priority sites due to a number of considerations: 1) watershed protection, 2) health and safety of pedestrians and cyclists, and 3) revitalization of a blighted corridor. Bowlees Creek is bacteria and nutrient impaired and flows directly into the Sarasota Bay estuary. All sites in the 15th St E Corridor are within the Bowlees Creek watershed and, therefore, run-off from these properties can negatively impact the water quality of Sarasota Bay. Several road segments in Manatee County's urban core, through which 15th St E runs, were identified as the most dangerous for bicyclist and pedestrians within Manatee and Sarasota Counties based upon the frequency of accidents and injuries. Many of the properties with the lowest property value (\$/ft²) are located along 15th St E. There is a substantial amount of outside storage and display of equipment without any type of screening, deteriorated conditions, lack of landscaping, and non-structured parking facilities making the area appear outdated and disorderly. The revitalization of the 15th St E Corridor sites presents an opportunity to protect and improve the water quality of Sarasota Bay, protect the health and safety of pedestrians and cyclists and encourage physical activity by providing a safe space for pedestrians and cyclists, and attracting new commercial businesses. Additionally, revitalization of this area will improve property values and provide improved employment opportunities for local residents, improving the tax base of the County while improving the livelihood of the surrounding community.

1.b. Revitalization of the Target Area:

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

The Coalition is looking to redevelop sites into valuable real estate to benefit local communities without displacing residents, all while addressing environmental concerns. The Coalition has a clear vision on how to accomplish this. The urban core of Manatee County has been identified as being the best suited for future growth in line with the county's goals; however, the urban core has experienced limited development and redevelopment to date. The *Manatee County Comprehensive Plan* (2013, rev 2018) (aka *Comprehensive Plan*) adopted numerous objectives and policies stressing the importance of redevelopment in the urban core. The *Manatee County Urban Corridors Assessment & Recommendations Report* (2015) (aka *Corridor Report*) assessed five major corridors within the urban core. Two of the corridors assessed in the *Corridor Report* include 14th St W (i.e., Tamiami Trail) and 15th St E; five of the sites listed in the table above are within these corridors.

Addressing the stigma and blight created by brownfields and revitalizing those properties are key to the growth and prosperity of the County.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

The outcome of the redevelopment strategy aligns with the recognized need of the surrounding community. A minimum of 19 acres of land will be assessed, with additional properties along a 1.25 mi stretch of the 14th St W and 5 mi stretch of the 15th St E Corridors potentially being assessed based upon priorities developed with input from the local community. 15th St E road improvements, including dedicated pedestrian and cyclist lanes, will improve public safety and encourage a healthy lifestyle. Improving the coastal waters of Tampa Bay and Sarasota Bay is not only critical for the aquatic life in the bay but for the surrounding community who rely on the bays for commercial and recreational purposes. Redeveloping land within the Manatee River and Bowlees Creek watershed to incorporate Best Management Practices and Low Impact Development will improve the water quality and quantity discharging into the bays. It also improves the health of the surrounding community by removing harmful contaminants located in stormwater. Revitalization of the 15th St E and 14th St W Corridors will help improve property values, while delivering improved employment opportunities for the surrounding community. The redevelopment strategy will assist in watershed protection, improve the health and safety of local residents, and provide economic benefit to surrounding residents and the County.

1.c. Strategy for Leveraging Resources:

1.c.i. Resources Needed for Site Reuse

Manatee County established the Southwest County Improvement District (SWTIF). All sites in this grant are located in the SWTIF except for the sites in Palmetto and Bradenton Community Redevelopment Areas. These employ Tax Increment Financing (TIF) as a funding mechanism that dedicates ad valorem tax revenues that result from improved property values within a designated area over a prescribed period of time. This creates an incentive to work toward area improvements and allows a portion of tax revenues to be maintained for use within the area where the tax was paid. Presently the SWTIF has a \$10.2M balance including \$4.5M in revenue expected this year. Completing these assessment activities and making the sites ready for redevelopment will eventually lead to the redevelopment of a minimum of 19 acres of taxable land to the ad valorem rolls, which means an additional \$1.4 million (estimated) in TIF revenues by 2022. The Coalition is able to leverage the following secured funds to commit to redevelopment:

Source	Purpose/Role	Amount (\$)	Status
FDOT	15 th St E / 301 Blvd E; US41 Sidewalks, Safety, Lighting Improvements	\$5.6M	FDOT 5-year workplan
SWTIF	Southwest County Redevelopment	\$10.2 M	BCC Approved
Former CRA balances	Community Redevelopment of 2 areas	\$2.0 M	BCC Approved
Capital Improvement, Infrastructure Sales Tax Projects	Infrastructure improvements for SWTIF	\$14.4M	Appropriated

1.c.ii. Use of Existing Infrastructure:

Studies have shown that the cost of extending infrastructure and services into suburban areas of lower residential density and non-residential intensity is more expensive per unit than providing infrastructure and services to urban development areas. Additionally, redeveloping brownfields has been estimated to conserve 4.5 acres of greenfields sprawl development (Northeast-Midwest Institute, 2008). Therefore, Manatee County is focusing growth in the urban core where public utilities and services are already available. The County has created the SWTIF to fund investment in public infrastructure in the urban core area. The County has already invested in upgrades to wastewater treatment and reclamation. As part of the initiative to improve the health of Sarasota Bay, wastewater

treatment plants (WWTP) have been upgraded to meet Advanced Wastewater Treatment standards. FDOT is preparing design plans for improvements, which include adding a center turn lane, sidewalks, and bicycle lanes; constructing roundabouts at select intersections; and upgrading bus stop to meet requirements set by the American with Disabilities Act. The County and select State agencies have or are in the process of improving existing infrastructure, which will assist in the revitalization of the area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

While the population of Manatee County is over 360,000, the City of Palmetto and Bradenton have a population of 13,363 and 53,654, respectively. Cities of this size, if not working as part of a broader Coalition, have limited resources to address the issues caused by brownfields. Additionally, the overall economic condition of the County impacts the ability of the Coalition to finance redevelopment activities independently. Property values have fallen significantly from a high of over \$47 billion in 2007 to as low as approximately \$30 billion as recently as 2012. The total budget reduction is \$138 million since Fiscal Year 2007. Florida has no state income tax, which means that the state has less trickle-down funds for counties and municipalities than elsewhere. These reductions significantly limit the ability of the Coalition to address many of the issues caused by brownfields. Additional funding is, therefore, required to conduct the necessary assessments and remedial planning for the area's redevelopment.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare

While Manatee County boasts a median household income just above the Florida average, this prosperity is not enjoyed by all residents of the county. Manatee County's minority communities bear the brunt of struggles stemming from poverty, unemployment, and homelessness. The minority population in the areas covered by this grant are particularly high, ranging from 41-56% vs 28% in Manatee County. Manatee County's homicide death rate is the 9th highest among Florida counties and is disproportionately high among the minority population (floridahealth.gov). The percent of residents living in poverty in Manatee County (12.6%) is significantly higher for minority populations (21.2% for Hispanics and 25.8% for Blacks). The median income of Manatee's minority (Black population (\$36,185) is below the county average (\$51,748) and is particularly low for female households with children under the age of 18 and no husband (\$32,083) (citydata.com). The incidence of grandparents who are responsible for their grandchildren is as high as 52.5% in the area covered by this grant vs 37.5% in Manatee County (citydata.com). This leaves minorities, female head of household, and the elderly particularly vulnerable. Much of US41 and 15th Street E fall within a HUD designated R/ECAP (Racially / Ethnically Concentrated Areas of Poverty) encompassing 3 census tracts where community vision plans were developed through the 2015 EPA Coalition Grant.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Manatee County is a Medically Underserved Area (MUA) due a severe shortage of primary, dental, and mental health professionals being present (data.hrsa.gov). This means that too few of the area's residents are receiving the kind of care that they might greatly need. Health indicators for the County are generally in-line with the rest of Florida in most categories, such as in overweight, diabetes, and adult asthma; however, Manatee County has an unfavorably high all-cause years of potential life lost (YPLL) compared to the state. YPLL takes into account both the number of lives lost to a disease and the age at which life is lost. In Manatee County, the suicide death rate exceeds the state rate and contributes substantially to the YPLL. The suicide rate is particularly high among Blacks (*Community Health Assessment*, 2015), underscoring the impact of MUA. The rate of diabetes in the Black

community (26.7%) in Manatee County is significantly higher than the County as a whole (11.7%) (*Community Health Assessment*, 2015). Likewise, emergency room visits related to asthma (rate per 100,000) is significantly higher for the minority population (1,077.9) vs the white population (205.4) in the County. Manatee County has been greatly affected by the red tide (*Community Health Assessment*, 2015). This can be particularly harmful to people with severe or chronic respiratory conditions, such as asthma. Red tide is caused by a number of factors, including warm ocean surface temperatures, low salinity, and high nutrient content. In addition to causing fish kills, red tide can negatively affect people by toxins becoming air borne and creating eye, nose, and throat irritations. Red tide negatively impacts businesses dependent upon the health of the beaches and water (i.e, fishing and tourism-related businesses) as well as local residents who enjoy the beaches for physical activity and leisure.

(3) Economically Impoverished/Disproportionately Impacted Populations

The area of Manatee County covered by this grant application is economically impoverished relative to the rest of the County and the State. The low income population in the areas covered by this grant range from 48-61%, which is significantly higher than the rest of the County (34%) (citydata.com). Quite often, economically impoverished communities bear the brunt of environmental contamination as evident in the environmental justice statistics (enscreen.epa.gov). All three areas (Palmetto, 14th St W Corridor, and 15th St E Corridor) have a disproportionately high percentile for NATA air toxics cancer risk in the State (60-78% vs 29% in the County), NATA respiratory hazard index (60-78% vs 31% in the County), and proximity to Risk Management Plan (RMP) facilities (66-81% vs 58% in the County). Facilities that use extremely hazardous substances must develop a RMP. These statistics show a strong correlation between environmental impacts and an economically impoverished area.

2.b. Community Engagement

2.b.i. Community Involvement

Current strategic partnerships and community involvement efforts developed by the prior Coalition during FY15 EPA grant will continue or be improved. Other strategic partnerships will be created and further community development will occur through ongoing outreach efforts. These efforts will be guided by an updated *Community Engagement Plan* to be created by the Coalition members and involved community partners representing all of the Coalition's members. This will include property owners, developers, neighborhood organizations, and will include representatives for the disabled and minority interests. The Coalition has partnered with a number of community-based organizations as detailed in table below.

Partner Name	Point of Contact	Specific Role in Project
Sarasota Manatee Metropolitan Planning Organization	David Hutchinson, ED, 7632 15th Street East, Sarasota, FL 34243, 941-359-5772,	Non-profit comprised of citizens and local governments to assist in planning efforts across Manatee County
Bradenton Area Economic Development Corporation	Sharon Hilstrom, President & CEO, 4215 Concept Ct., Bradenton, FL sharonh@bradentonareaedc.com	Conduct Public Outreach and serve as advisory role
Career Edge Funders Collaborative State College of Florida	Mireya Eavey, Chief Workforce Officer, 7131 Professional Pkwy, Sarasota, FL 941-556-4038	Serve as advisory role and working committees; assist with community project employment opportunities; public outreach
Eternity Temple Washington Park CDC	Rev Lawrence C Livingston, goodnews6@juno.com, 716 29th Street E, Palmetto, FL	Will serve as advisory role and working committees
Florida Brownfields Association	Jorge R. Caspary, P.G., 310 West College Avenue Tallahassee, FL 32301 jrc@wsoucegroup.com	Will provide Environmental Justice and Brownfields Outreach Support through FBA Committees

Partner Name	Point of Contact	Specific Role in Project
Florida Redevelopment Assoc.	Andrew Azebeokhai, EVP, PO Box 1757, Tallahassee FL, 954-431-7866	Will serve as advisory role and working committees; public outreach
Manatee Chamber of Commerce	Terri Behling, VP Workforce & Community Dev., 222 10 th Street W, Bradenton, FL 941-748-3411	Will serve as advisory role and working committees; public outreach
Step Up Suncoast (formerly Manatee Community Action Agency)	Barbara Patten, President, 6428 Parkland Dr., Sarasota, FL 34243; 941-827-2887	Will serve as advisory role and working committees; public outreach, meeting space
Manatee Community Federal Credit Union	Sherod Haliburton, 941-604 13 th Ave. E, Bradenton, FL 941-748-7704	Financial assistance, technical assistance, Serve as advisory role and working committees
Palmetto Youth Center	Reggie Bellamy, Director, 501 17 th Street W, Palmetto, FL 941-722-0783	Host meetings, marketing and outreach and Serve as advisory role
United Community Centers	Andre Mays, VPO, PO Box 1683, Bradenton, FL, 941-746-7470	Will serve as advisory role and working committees; Public Outreach, meeting space
University of South Florida	Mark Walsh, AVP, Government Relations, 8350 Tamiami Trail, Sarasota, FL mwals@usf.edu	Public Outreach
United Way of Manatee County	Bronwyn Beightol, 4215 Concept Ct, Bradenton, FL 941-748-1313, 941.932.8262	Host meetings, find volunteers, outreach and marketing and serve as advisory role

2.b.ii. Incorporating Community Input

The Coalition will use a variety of means to ensure meaningful effective public participation in the program, where views are shared and input is solicited. In its initial EPA assessment grants, the Coalition established a Brownfields Advisory Board, which met periodically to provide a forum for members to refine the work plan, identify appropriate sites for Brownfields assessment, and to identify effective means of public participation. In the 2015 Grant the county engaged an informal working group comprised of coalition members, brownfields property owners, renters and neighborhoods, technical professional and other interested stakeholders. The County also maintained a website with grant information, educational materials, application forms and other guidance. Social media, surveys, county staff weekly outreach to individual businesses and neighborhood residents, county publications, press releases and participation in public events will be a primary method of gathering feedback from the public on issues identification, proposed assessment projects and area reuse planning. Public outreach will include English and Spanish translations or translators given the concentration of Hispanic residents in the County. A Coalition website and social media tools will be used to inform the public/gather input.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities:

Key project activities will be implemented and executed over a period of three years. Within 60 days of grant award, the Coalition will initiate engagement of a qualified environmental consultant (aka consultant). The Coalition will engage a consultant, procured under Florida's Competitive Consultant Negotiations Act (CCNA), and in full compliance with federal procurement regulation. The Coalition will issue a "Request for Qualifications" to select a consultant. The Coalition and consultant will work closely with Florida Dept. of Environmental Protection (FDEP) Brownfields program on all site assessments and will begin within 30 days of activation of a Cooperative Agreement. This project will consist of the tasks as described in further detail below: **Task 1, Phase I and II Assessments; Task 2, Remediation and Reuse Planning; Task 3, Community Outreach and Public Involvement; and Task 4, Programmatic Support.**

Task 1 Phase I & II Assessments: The grant consists of properties totaling 19 acres and over 6 miles of urban corridors. All assessment projects will be located within the jurisdictions of the coalition partners.

The Coalition expects to complete 30 Phase I Environmental Site Assessments, although, additional properties may be assessed in targeted areas of Palmetto and the 14th St W and 15th St E corridors depending upon community input and identified priorities. Phase I ESAs will be completed within 90 days of selecting a consultant. A generic Quality Assurance Project Plan (QAPP) will be prepared by the consultant within 30 days of contract award and submitted to the EPA for review and approval. Phase II ESAs will be completed based on Phase I ESA results and will be initiated within 180 days of selecting a consultant. Before the Phase II work may be initiated, the requisite site-specific QAPP will be completed and approved by EPA. With consent and agency approval of the QAPP, the Phase II work will be initiated and project reports will be developed. Phase I and II ESA activities will be conducted by a consultant in accordance with current ASTM standards and All Appropriate Inquiry. Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties. **Task lead:** The consultant is responsible for preparing Phase I / II reports with oversight from the Coalition's Project Director. **Task 2, Remediation and Reuse Planning:** Reuse planning is an excellent opportunity for the Coalition to work with the community on establishing the redevelopment vision for each site. This may include a wide variety of activities including site planning, conceptual planning, public input and engagement, and a stormwater assessment to assess contaminants entering creeks / rivers during rain events and the potential improvements to water quality through redevelopment or stormwater treatment. Where needed, at the conclusion of Phase II activities, an Analysis of Brownfield Cleanup Alternatives (ABCA) may be prepared, which will include a description of assessment findings, an analysis of remedial methods, and a defensible development strategy. **Task Lead:** The consultant is responsible for preparing reuse plans and ABCAs with oversight from the Coalition's Project Director. **Task 3 Community Outreach:** Community outreach activities will be completed throughout the life of the grant. This task involves developing/maintaining strategic partnerships and creating a Community Involvement Plan. Outreach activities include the dissemination of information/comments to/from the community & stakeholders; meeting with stakeholders and property owners; and hosting community meetings/workshops, focus groups, and charrettes/visioning sessions. **Task Lead:** The Coalition's Project Director is responsible for community outreach with support from Coalition partners and by the consultant.

Task 4 Programmatic Support: Programmatic support must be provided throughout the life of the grant. This task includes overall program management including: administrative reporting, overseeing contractors for consistency with contractual obligations, and conformance with their plans. The Coalition will directly oversee grant implementation and administration with strict adherence to federal procurement standards, program regulations, and guidance. Attendance at the EPA national/regional brownfields-related training conferences/workshops are planned. Administrative reporting includes EPA quarterly reports, MBE/WBE forms, & EPA ACRES database. Coalition staff time will be considered an in-kind service and will be funded from the organization's budget. **Task Lead:** The Coalition's Project Coordinator is responsible for programmatic support, and will report up to the Coalition's Project Director, with support from the Coalition's Financial Director and consultant.

3.b. Cost Estimates and Outputs:

Cost Estimates

The Coalition is requesting a \$600,000 Brownfield Assessment Coalition Grant to support assessment activities that will lead to the eventual revitalization of these challenged areas. The Coalition has drafted the following budget **based on previous Coalition Assessment Grant experience. The budget focuses on both hazardous and petroleum contamination and is allocated 50% hazardous substances (Haz) and 50% petroleum (Pet)**

Task 1 - Assessment – 30 ASTM-AAI compliant Phase I ESAs @ \$3,800 each (total \$114,000); 1 Generic Quality Assurance Project Plan @ \$7,000 and 7 Site-Specific Quality Assurance Project Plans (QAPPs) @ \$3,500 (total \$31,500); estimated 7 Phase IIs at a total of \$276,500 (cost is based on complexity and can range from \$15,000-\$50,000). **Category total is \$422,000.**

Task 2 - Cleanup/Reuse Planning – 8 Analysis of Brownfields Cleanup Alternatives (ABCAs) and/or reuse plans @ \$7,500 each (\$60,000); \$10,000 for oversight and additional reuse planning/economic analysis for site potential. **Category total is \$70,000.**

Task 3 - Outreach – Develop Community Involvement Plan (building on previous efforts of recent Coalition grant), dissemination of information to community & stakeholders, and community meetings (English & Spanish). Estimated \$6,000 for supplies/printing outreach materials; \$24,000 of contractual services to assist in the development of Community Involvement Plan and to assist in meeting planning and facilitation; and \$10,000 for oversight. **Category total is \$40,000.**

Task 4 - Programmatic Support – Program support activities category includes reporting, EPA form completion, ACRES data entry, coordination of partners, and monitoring of all project activities, as well as any support necessary to maintain compliance with cooperative agreement terms & conditions. Estimated \$20,000 for contractual support, \$10,000 for oversight, and \$8,000-travel for attendance at EPA national/regional brownfields-related conferences/workshops. **Category total is \$38,000.**

a. Budget Table

Petroleum					
	Project Tasks				
Categories	Assessment	Reuse/Cleanup Planning	Outreach	Program Support	Total
Travel	\$0	\$0	\$0	\$4,000	\$4,000
Supplies	\$0	\$0	\$3,000	\$0	\$3,000
Contractual	\$211,000	\$35,000	\$17,000	\$15,000	\$278,000
Total	\$211,000	\$35,000	\$20,000	\$19,000	\$285,000
Hazardous Substances					
	Project Tasks				
Categories	Assessment	Reuse/Cleanup Planning	Outreach	Program Support	Total
Travel	\$0	\$0	\$0	\$4,000	\$4,000
Supplies	\$0	\$0	\$3,000	\$0	\$3,000
Contractual	\$211,000	\$35,000	\$17,000	\$15,000	\$278,000
Subtotal	\$211,000	\$35,000	\$20,000	\$19,000	\$285,000
Category totals	\$422,000	\$70,000	\$40,000	\$38,000	\$570,000
Indirect Cost Rate (5%)					\$30,000
Grant Total					\$600,000

Outputs

The identified Outputs will be achieved within the 3-year period of performance. The quality of the Outputs will adhere to the Florida Brownfields Redevelopment Program for technical aspects including any required registered professional documents and in accordance with EPA Quality Assurance Project Plans. Outputs include 30 Phase I Environmental Site Assessments (ESAs), 7 Site-specific Quality Assurance Project Plans (QAPPs), 7 Phase II ESAs, and 8 Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Brownfields Reuse Plans. Additional outputs include all reports and number of public outreach efforts and community involvement activities with area residents,

businesses & other stakeholders, and the development of a clear strategy for selecting sites for assessment. Though more difficult to quantify, the ultimate success will be the number of jobs created for our residents and the growth in our ability to provide services to our communities.

3.c. Measuring Environmental Results

Task	Output Measurement	Outcome Measurement Examples
Task 1: Assessments	<ul style="list-style-type: none"> Preparation of (1) QAPP and (7) SS-QAPPs Number (30) of Phase I assessments completed Number (7) of Phase II assessments completed 	<ul style="list-style-type: none"> Number of sites / acres of property sufficiently assessed as to inform cleanup and redevelopment
Task 2: Cleanup and Redevelopment Planning	<ul style="list-style-type: none"> Number (8) of ABCAs prepared Quality and feasibility of redevelopment plans 	<ul style="list-style-type: none"> Linear feet of trails created Sites given “No Further Action” Dollars leveraged in redevelopment Jobs leveraged and/or created Property value changes Sq ft of mixed-use commercial space created Tax revenues of redeveloped properties Measurable Improvements to Water Quality in redeveloped areas
Task 3: Community Engagement	<ul style="list-style-type: none"> Number of stakeholder advisory committee (SAC) meetings Number of public meetings and community group meetings Quantity of outreach materials distributed Number of public announcements printed/aired 	<ul style="list-style-type: none"> Adoption final Community Engagement Plan Number of attendees at meetings Number of groups engaged Number of public inquiries received Circulation of printed materials Incorporation of community recommendations
Task 4: Programmatic Support	<ul style="list-style-type: none"> Number of entries into ACRES Number of timely reports to EPA 	<ul style="list-style-type: none"> Successful project measurement and tracking Project completed on time, budget utilized No adverse audit findings Timely, accurate project reporting and management of activities and finances

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure:

Manatee County has successfully completed previous EPA Brownfield grants, as both a member of and later the lead of a coalition grant. As such, Manatee County has the demonstrated ability to deliver outcomes on this grant. Geri Campos Lopez, Director, Redevelopment and Economic Opportunity, Manatee County will serve as **Project Director**. Geri has the demonstrated experience to serve in this role, as Geri was the Project Director for the prior (FY15) grant. Jeffrey Ryan, County Redevelopment Coordinator, will serve as **Project Manager**. He currently oversees the sustainability initiatives and redevelopment efforts and his duties include developing sustainability incentives, working with businesses, and assisting in planning studies. As Project Manager, his role will be programmatic support to the Project Director. Che Barnett, County Redevelopment Coordinator will serve as Project Coordinator and has demonstrated experience assisting with 2015 grant coordination. Debbie Underwood, MCREO Fiscal Services Manager, will serve as the **Financial Director** for this grant. Debbie has the demonstrated experience to serve in this role, as Debbie was the Financial Director for the prior (FY15) grant. In addition to experience with EPA brownfield grants, Debbie is responsible for fiscal administration of all grant-funded programs including CDBG, HOME Grant, and Affordable Housing Impact Fees Program.

4.a.ii. Acquiring Additional Resources

A consultant will be hired to complete technical activities under the grant. The County's Financial Management Department has procurement and payment procedures in place and is well versed in federal governmental procurement and reporting requirements. The County advertises, consultant solicitations and selections in full compliance with Federal Procurement Standards 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The Coalition's Project Director will be the primary person responsible for initiating a qualifications-based selection for a consultant to execute the assessment work. The Coalition partners will select a consultant prior to grant award as appropriate to position the Coalition to initiate assessment activities as soon as the cooperative agreement for the grant is authorized.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

(1) Accomplishments

In FY2011, Manatee Co. was a coalition member on a \$1 million EPA Brownfields Coalition Assessment Grant, for which Sarasota-Manatee MPO was the lead, with the City of Bradenton, City of Palmetto, and Sarasota County as Coalition Partners. In FY 2015, the EPA awarded the Coalition a \$500,000 Brownfields Coalition Assessment grant with Manatee Co. as the lead organization and Sarasota-Manatee MPO and the Cities of Bradenton and Palmetto as Coalition Partners. This Coalition has a demonstrated track-record of successfully completing brownfield projects. The County successfully and efficiently expended 100 percent of their available Cooperative Agreement funds to complete 26 Phase I ESAs and 8 Phase II ESAs, in accordance with the approved 2015 Work Plan. These include a new convention center hotel, multifamily housing, South Florida museum expansion, a warehouse currently in development, and BSRAs for two commercial redevelopment sites and a new park for City of Palmetto.

Working with the University of South Florida (USF) Center for Brownfields Research through the Florida Center for Community Design & Research / School of Architecture, and Urban Planning Solutions, a series of community visions and program strategies were completed for three neighborhoods within unincorporated Manatee County, which were assessed as part of the grant. Three stand-alone community vision plans were produced that were concise and easily reproducible for community use. In addition to the narrative portions of the reports, each included a range of graphics depicting existing conditions/problems, concept drawings, and renderings depicting a long-term vision for growth and redevelopment. The grant also produced a highest and best use study of a City of Bradenton brownfield site, and water quality element of a City of Palmetto park, both with Community Redevelopment Areas.

(2) Compliance with Grant Requirements

Manatee County has an exemplary record of meeting requirements under its federal and state assistance agreements with regard to schedule, work plans, timely reporting, progress reports, reimbursement requests and other terms and conditions. For the most recent (FY15) brownfields grant, twelve quarterly reports were submitted in accordance with EPA reporting requirements. In accordance with grant requirements, annual reporting was completed including Disadvantaged Business Enterprise Reporting, Federal Financial Reports, and Annual Projections regarding the anticipated number of Phase I and Phase II ESAs to be conducted over the next year. The quarterly financial summaries consistently indicated the budget was on-target throughout the life of the grant. No funds remain from the FY15 grant. Property-specific information was submitted and regularly maintained via the on-line Assessment Cleanup Redevelopment Exchange System (ACRES) database. The information in the quarterly reports correlates with the information in ACRES, and relevant portions of the database were updated for each property when appropriate.

Threshold Criteria
Manatee County Coalition, Florida

- A statement of “lead entity” applicant eligibility: As the lead entity, Manatee County, is a county government as defined under 2 CFR § 200.64 pursuant.
- Documentation of “lead entity” applicant and coalition member eligibility – not applicable – all are local governments.
- Letters of commitment from each coalition member or an active Memorandum of Agreement, if applicable: *Please see attached.*
- Description of community involvement: Current strategic partnerships and community involvement efforts developed by the prior Coalition during the FY15 EPA grant will continue or be improved. These efforts will be guided by an updated *Community Engagement Plan*. The Coalition will engage an experienced Citizen Advisory Committee (CAC) to represent all of the Coalition’s members. The CAC will include property owners, developers, neighbourhood organizations, and will include representatives for the disabled and minority interests. Public notices and comment periods will be a primary method of gathering feedback from the public. Public notices will be published in English and Spanish in the *Bradenton Herald* (local newspaper), on community access cable channels, as well as announced on radio stations, such as AM 1490 WWPR or Spanish-language station AM 680 WGES. Public Service Announcements will be made on appropriate TV and the radio stations. Area residents will be apprised of all information pertaining to the process. Public meetings will be scheduled following each public notice period in a venue accessible to all residents at convenient locations. Meeting comments will be used to develop and refine all draft documents and assessment project plans. Given the concentration of Hispanic residents in the County, translators will be assigned to public meetings. Information repositories, public places where residents may read and review project information, will be established by the Coalition. Information will include documents subject to public comment. A Coalition website will be created and social media tools will be used to inform the public and gather input. The Coalition will provide fact sheets to persons and organizations interested in the project.
- Documentation of the available balance on each Assessment Grant: *The Coalition does not currently have an open assessment grant project.*



CITY OF BRADENTON

BRADENTON, FLORIDA

(941) 932-9400

101 OLD MAIN STREET
34205

WAYNE H. POSTON

MAYOR

December 5, 2018

Geri Campos Lopez, CECD
Director, Redevelopment and Economic Opportunity
Manatee County Government
1112 Manatee Avenue West, Suite 300
Bradenton, Florida 34205

RE: Partnership Agreement – EPA Brownfields Coalition Grant

Dear Director Lopez:

Please accept this letter of commitment on behalf of the City of Bradenton. We are pleased to commit to our role as an active member of the Manatee County Brownfields Coalition team. We are pleased to support the Coalition's application for the 2019 three-year US EPA Brownfields Assessment Coalition grant cycle for community-wide assessments of environmentally impacted properties. The City of Bradenton is an eligible applicant due to its status as a local municipal government.

The City of Bradenton agrees that the Manatee County Redevelopment and Economic Opportunity Department will be the lead member of the coalition for the purposes of this grant application and subsequent award. Further, we understand that Manatee County must administer the grant, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members.

The City of Bradenton understands that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

Sincerely,

Wayne H. Poston
Mayor



516 8th Avenue West
P.O. Box 1209
Palmetto, Florida 34220
Phone: (941) 723-4570
Fax: (941) 723-4576
www.palmettofl.org

December 6, 2018

Geri Campos Lopez, CEcD
Director, Redevelopment and Economic Opportunity
Manatee County Government
1112 Manatee Avenue West, Suite 300
Bradenton, Florida 34205

RE: Partnership Agreement – EPA Brownfields Coalition Grant

Dear Director Lopez:

Please accept this letter of commitment on behalf of the City of Palmetto. We are pleased to commit to our role as an active member of the Manatee County Brownfields Coalition team. We are pleased to support the Coalition's application for the 2019 three-year US EPA Brownfields Assessment Coalition grant cycle for community-wide assessments of environmentally impacted properties. The City of Palmetto is an eligible applicant due to its status as a local municipal government.

The City of Palmetto agrees that the Manatee County Redevelopment and Economic Opportunity Department will be the lead member of the coalition for the purposes of this grant application and subsequent award. Further, we understand that Manatee County must administer the grant, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members.

The City of Palmetto understands that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

Sincerely,

Shirley Groover Bryant
Mayor

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Manatee County, a Political Subdivision of the State of FL

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0775948100000

d. Address:

* Street1:

1112 Manatee Avenue West

Street2:

* City:

Bradenton

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

34205-7804

e. Organizational Unit:

Department Name:

Redevelopment and Economic Opp

Division Name:

Economic Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Geraldine

Middle Name:

* Last Name:

Lopez

Suffix:

Title:

Director of Redevelopment and Economic Oppor

Organizational Affiliation:

* Telephone Number:

(941) 748-4501 x. 3937

Fax Number:

(941) 742-5848

* Email:

geri.lopez@mymanatee.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

A Brownfield Coalition Assessment Grant: Manatee County and the Cities of Bradenton and Palmetto

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: